

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. BA-3176

1. Name of Property

(indicate preferred name)

historic Victory Villa Gardens

other Glemar Gardens

2. Location

street and number Compass & Middle River Roads ___ not for publication

city, town Middle River ___ vicinity

county Baltimore

3. Owner of Property

(give names and mailing addresses of all owners)

name Tillman Company, Inc.

street and number 6212 York Rd. telephone 410-653-4600

city, town Baltimore state MD zip code 21212

4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse liber 3948,2940 folio 409,357

city, town Towson tax map 82 & 90 tax parcel 509 tax ID number 1522350120

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☒ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> landscape	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> commerce/trade	147
<input type="checkbox"/> site		<input type="checkbox"/> defense	
<input type="checkbox"/> object		<input type="checkbox"/> domestic	
		<input type="checkbox"/> education	
		<input type="checkbox"/> funerary	147
		<input type="checkbox"/> government	
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input checked="" type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory
			0

7. Description

Inventory No. BA-3176

Condition

<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input checked="" type="checkbox"/> ruins
<input type="checkbox"/> fair	<input checked="" type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Victory Villa Gardens is a housing development of 145 garden apartments on 101 acres of land in Middle River, MD. The existing buildings are sited on streets designed in concentric circular patterns. The structures are one-story gable roof buildings containing 1 to 4 units constructed of wood and concrete block over an approx. 36" high crawl space. A typical unit contains a living room, a kitchen with a rear door, a bathroom and 2 - 3 bedrooms. With the exception of 4-6 buildings, all the structures have been altered with additions, vinyl siding, new windows and doors. There is a continuous common space between the rear of the buildings with sidewalks. The majority of the buildings are in poor or ruinous condition.

Victory Villa Gardens is a housing development of 145 one-story garden apartment buildings on 101 acres of land between on Middle River, S. Randolph, N. Randolph, Henderson, Maxwell, Compass, MacDill, Victoria, Selfridge, Mitchell, Decatur, Douglas E. Midland, W. Midland, Hickam and Langley Roads in Middle River, MD. The development is designed as a suburban model with the houses sited on two-way 28' wide streets, arranged in a concentric circular pattern with 4' concrete sidewalks. The houses have no driveways and cars are parallel parked on both sides of the streets. The original street trees planted almost 60 years ago have matured into large caliper trunks providing abundant shade. The individual buildings are set back approx. 15-20' from the sidewalk and approx. 20-30' feet apart side-to-side between buildings and approx. 50-60' between buildings in the rear. The rear yard is a continuous common space with sidewalks on both sides approx. 6' from the rear wall of the houses and connecting to the street sidewalks. At intervals on each block, a sidewalk located between the ends of the houses leads from the street to the rear yard. Utility lines run through the rear space and connect to each building. Each building contains 1-4 apartment units with a compact floor plan approx. 24' x 30' in size. Each unit has a front and rear door. A separate sidewalk leads to the stoop of the front door which leads into a living room with wood, six over six double hung windows on two walls. A kitchen with room for a dining table has one window and a glazed door leading out to a rear yard. A small common hall leads to a closet, a bathroom approx. 5' x 8' and to 2 - 3 bedrooms approx. 10' x 11', each with a small closet and a pair of double hung windows. The buildings are constructed on a 36" crawl space with 2x10 floor framing supported at immediate points on concrete piers and at the perimeter on a concrete block foundation. The exteriors are clad with vinyl siding, plywood, stucco with the exception of 4-6 buildings which have original redwood siding. Most of the original wood double hung windows have been replaced by aluminum or vinyl units or original wood units have been covered with aluminum storm windows. Most of the front doors have all been replaced as well as the rear doors. The roof framing is wood trusses with a 5:12 pitch with asphalt shingles. The original structure extends to grade, but an exterior brick wainscoting to the height of the floor of the units has been added over the years on many of the units. Front yards have been fenced in and front porches have been added to the houses. Small additions to the rear of the buildings have been added but the majority of the rear common space has not been encroached upon. A common color scheme of yellow and brown for the buildings that are rental units is used. Over 90% of the buildings are vacant and are in poor condition with some in ruinous condition because of fire damage or vandalism. A one-story rental office and a connecting maintenance building of concrete block construction approx. 50' in length stands on Mitchell and Compass Roads are in fair condition.

8. Significance

Inventory No. BA-3176

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history	
	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates 1943-1944

Architect/Builder Muhleman & Kayhoe, Inc.

Construction dates 1943-1944

Evaluation for:

☒ National Register

☒ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Victory Villa Gardens is an historically significant resource under Criterion A because the planning of its garden apartment complex as a World War II suburb for war workers in Middle River, MD was a proto-type design for post-war suburban planned community development. The development is also significant in the local history of Middle River, which was an important center of aircraft manufacturing during World War II.

The rural community of Middle River in Baltimore County began its transformation into a suburb when the Glenn L. Martin aircraft plant and airport were built in the early 1930s. When war broke out in Europe in 1939, Martin received orders from the French to build the Martin 167 bomber and enlarged his plant by a third, hiring 10,000 workers. Other orders followed including Navy seaplanes and the B-26 Marauder and Martin's workforce expanded to 52,000 with 35% of the new employees coming from outside of Maryland who needed housing. But the depression had stalled building of new housing in Baltimore and the surrounding area, so there was a housing shortage. In addition, the roads from Baltimore to the plant were inadequate making the commute quite difficult. The housing problem became so severe, that both Martin and the federal government had to take action to remedy the problem. Between 1939 and 1945, the Martin Company and the federal government built 5,000 units of housing, including Victory Villa Gardens (originally called Glenmar Gardens), in Middle River in planned communities that incorporated open space and new schools. Compass Road was extended east to become the main artery of the development and north and south of the road, streets were laid out in concentric circular patterns to form a neighborhood. The streets were named after famous air bases in America, such as Hickam Field in Honolulu. Land was taken by condemnation and in 1943, the federal government quickly built 335 one-story garden apartment buildings with 1,000 units of concrete block and wood framing. The interiors of the units were very simple with coal stoves and iceboxes instead of refrigerators. The total cost was \$3.8 million. Slowly, tenants filled the units at rents of \$29 to \$37.50 a month. When the draft depleted the number of men available for plant work, women took their place and many of the buildings in Victory Villa Gardens became dormitories for women. Regulations had called for the buildings' demolition within two years of the war's end, but because of the postwar housing shortage, all the units were filled in the late 1940s, many with returning servicemen. In 1956, the federal government sold the buildings to private owners for individual ownership or for rental properties. Buildings were demolished for the construction of Glenmar Elementary School north of S. Randolph Road and also between Victoria and Compass Roads to create a parkway through the middle of the community.

The site planning that created Victory Villa Gardens presaged the design of the thousands of new postwar communities that began suburban America. Wartime suburbs in Middle River and other locations across the country were the first places that suburban subdivision planning was used to create communities. They were the first large scale experiments in suburban planning. Large parcels of land for wartime housing were developed for housing well before the Levittown developments in Pennsylvania and Long Island, New York. New concepts of planning communities evolved in the 1930s, most notably with the design of Greenbelt, Maryland where instead of a traditional street grid, apartment houses were sited along curving roads with open space. Garden apartments, low rise buildings of 1-3 stories, had been introduced in Baltimore in the late 1930s. Unlike walk-up apartment buildings, they were sited on large parcels of land that allowed tenants access to green space and more convenient parking. Individual building containing the units resembled single family houses in design and scale utilizing compact floor layouts.

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Name
Continuation Sheet

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The site plan of Victory Villa Gardens shows the hallmarks of early garden apartment planning; the curving roads and buildings sharing common space, and the house-like design with streets were wide enough for parking. Although it is in ruinous condition, Victory Villa Gardens is an early example of the planned suburb, which pioneered later suburban development in America beginning in 1946.

9. Major Bibliographical References

Inventory No. BA-3176

Historical & Architectural Resources of Middle River, MD

Wartime in Middle River by John Breihan

Between Munich and Pearl Harbor: The Glenn L. Martin Company Gears Up for War, 1939-1941 by John Breihan

File on Middle River, MD, Baltimore County Dept. of Planning

10. Geographical Data

Acreage of surveyed property 101

Acreage of historical setting 101

Quadrangle name Middle River

Quadrangle scale: 1:24,000

Verbal boundary description and justification

Property is bounded by Middle River Rd. on the west, S. Randolph Rd. on the north, Hickam Rd. on the east and south, Langley Rd. on the south. ADC Map Location: Map 37, Grid F2, F3, G2, G3; Balto. Co. Zoning Map: NE 5H, 5I, 4H, 4I.

11. Form Prepared by

name/title	Charles Belfoure – principal		
organization	Charles Belfoure – Historic Preservation Consultant	date	11/10/04
street & number	4596 Wilders Run Lane	telephone	410-840-4494
city or town	Westminster	state	MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

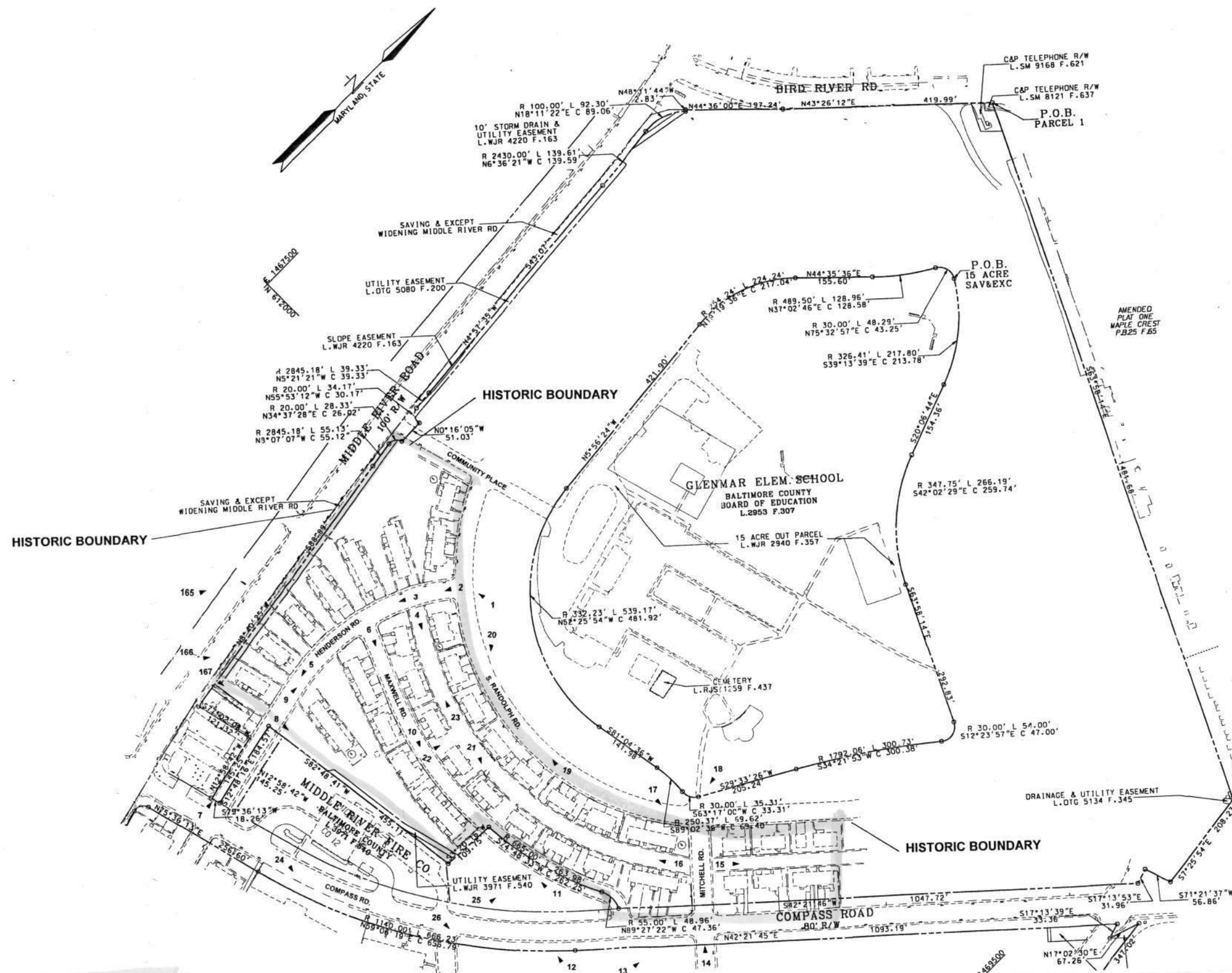
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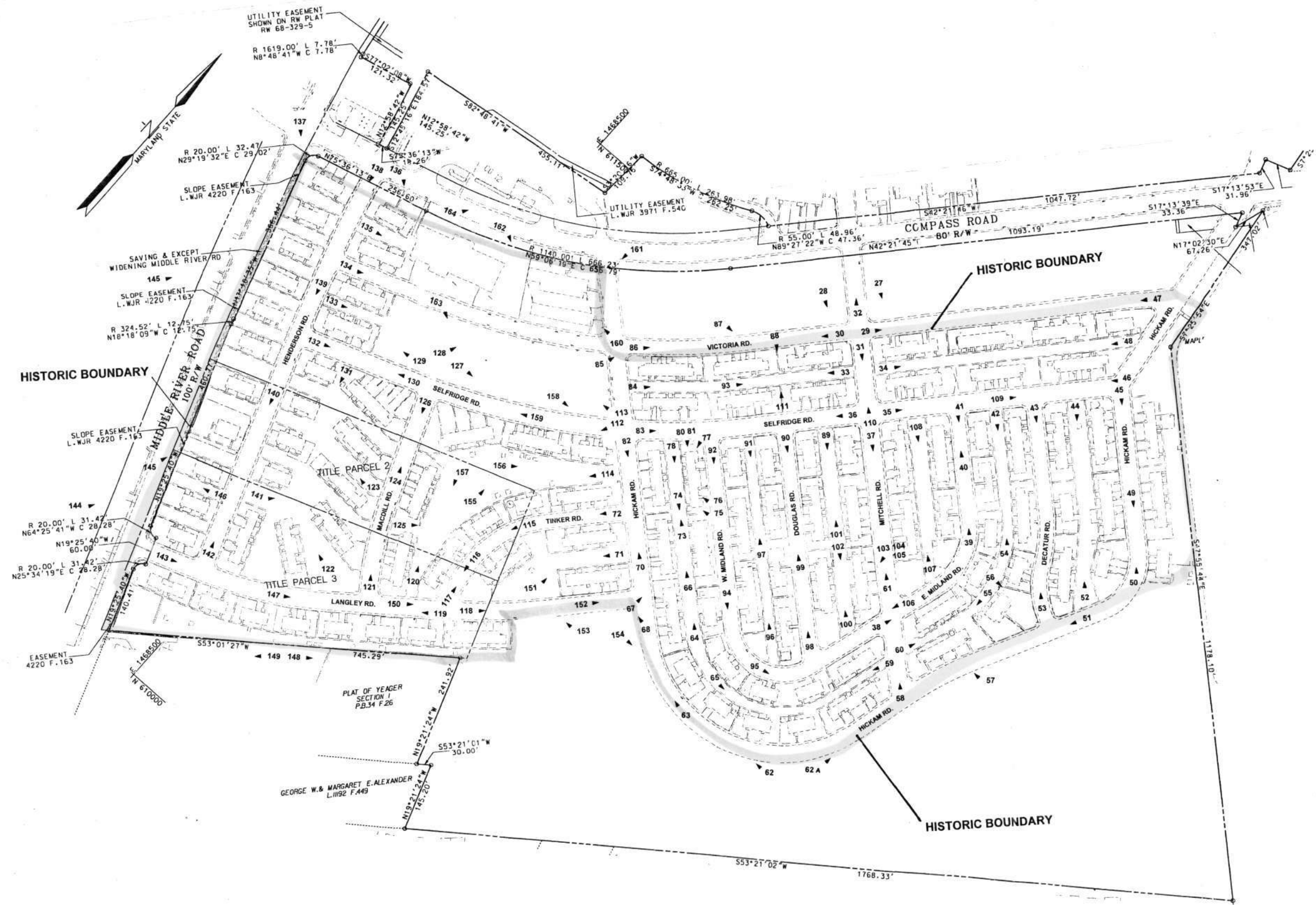
Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

BA-3176

VICTORY VILLA GARDENS
SITE PLAN

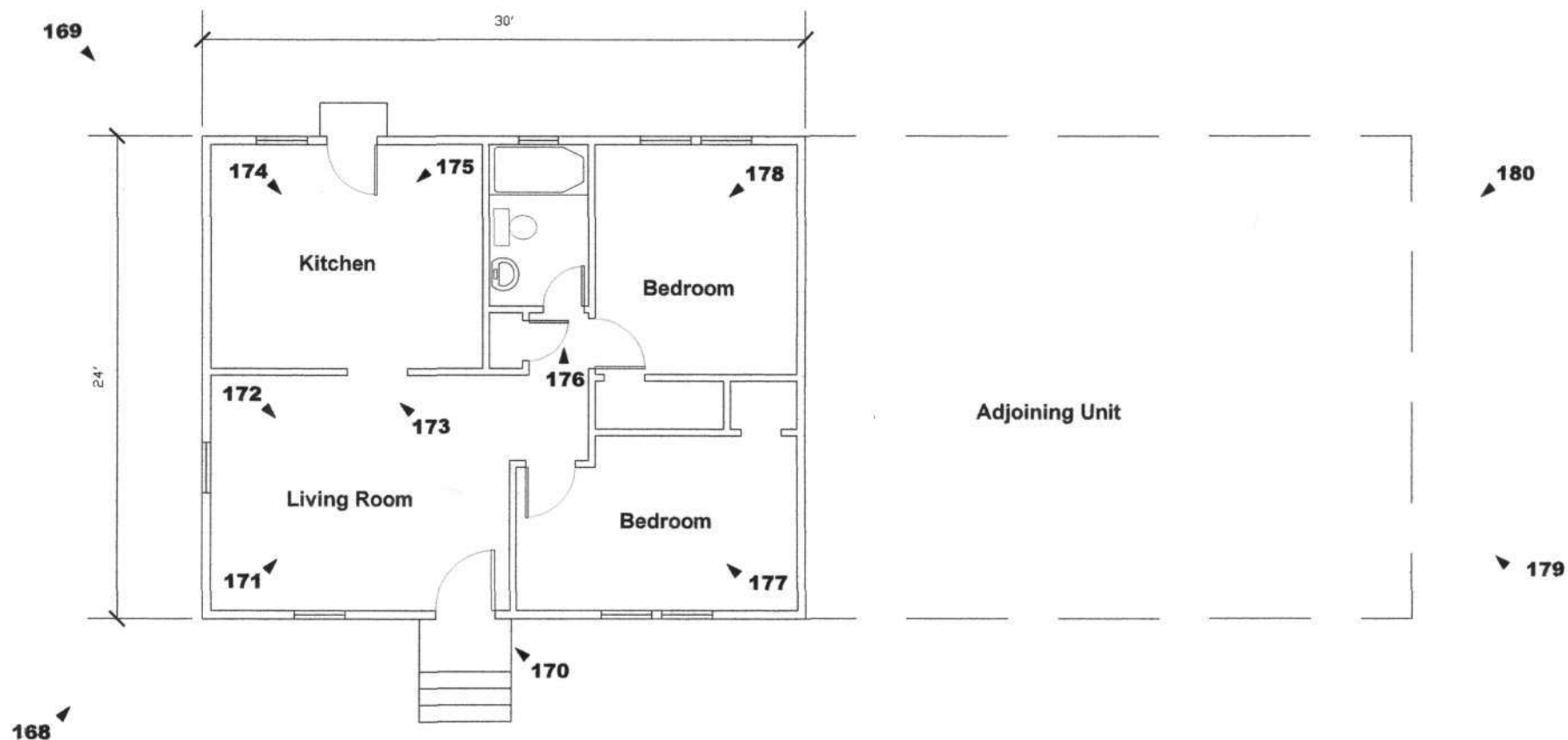
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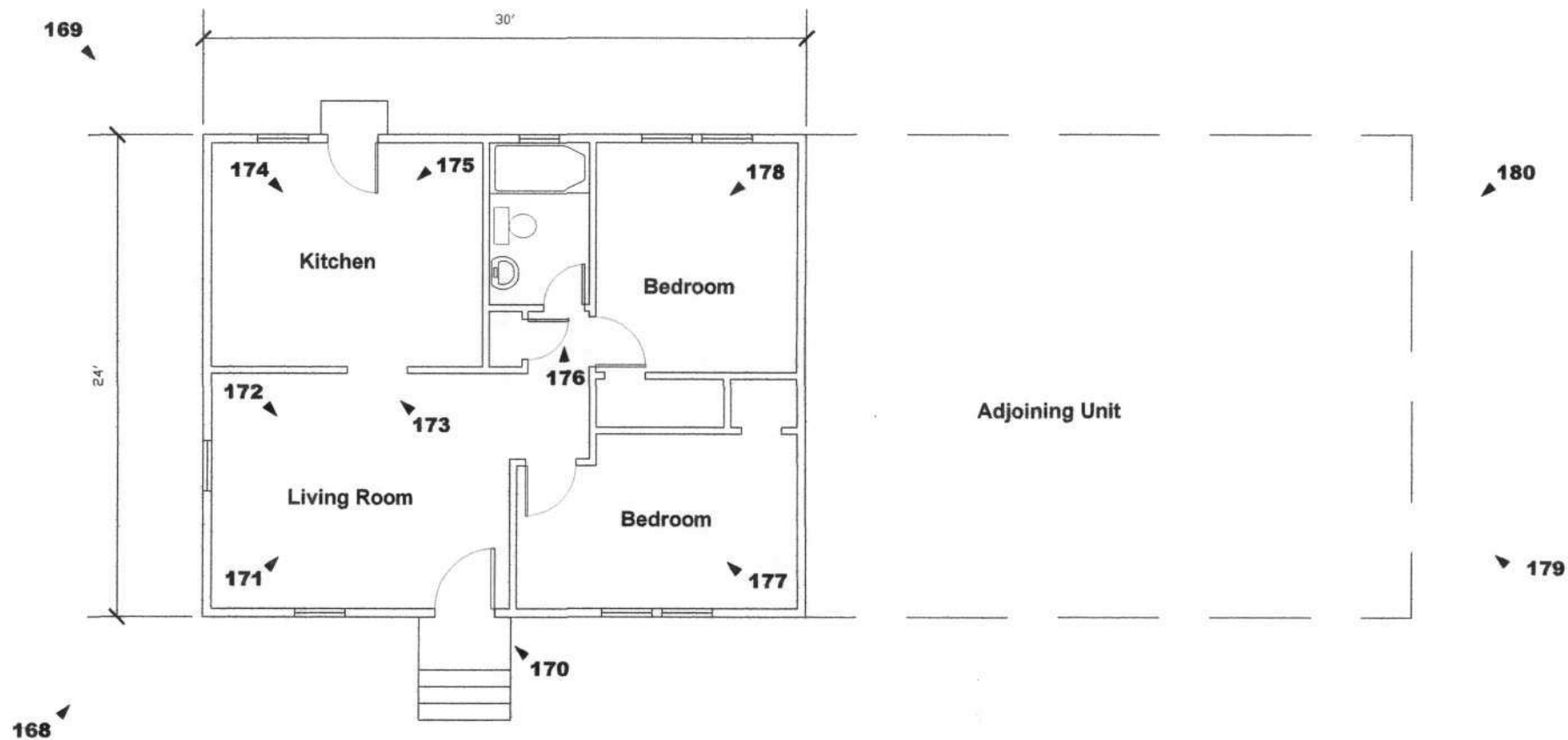
VICTORY VILLA GARDENS
SITE PLAN

S



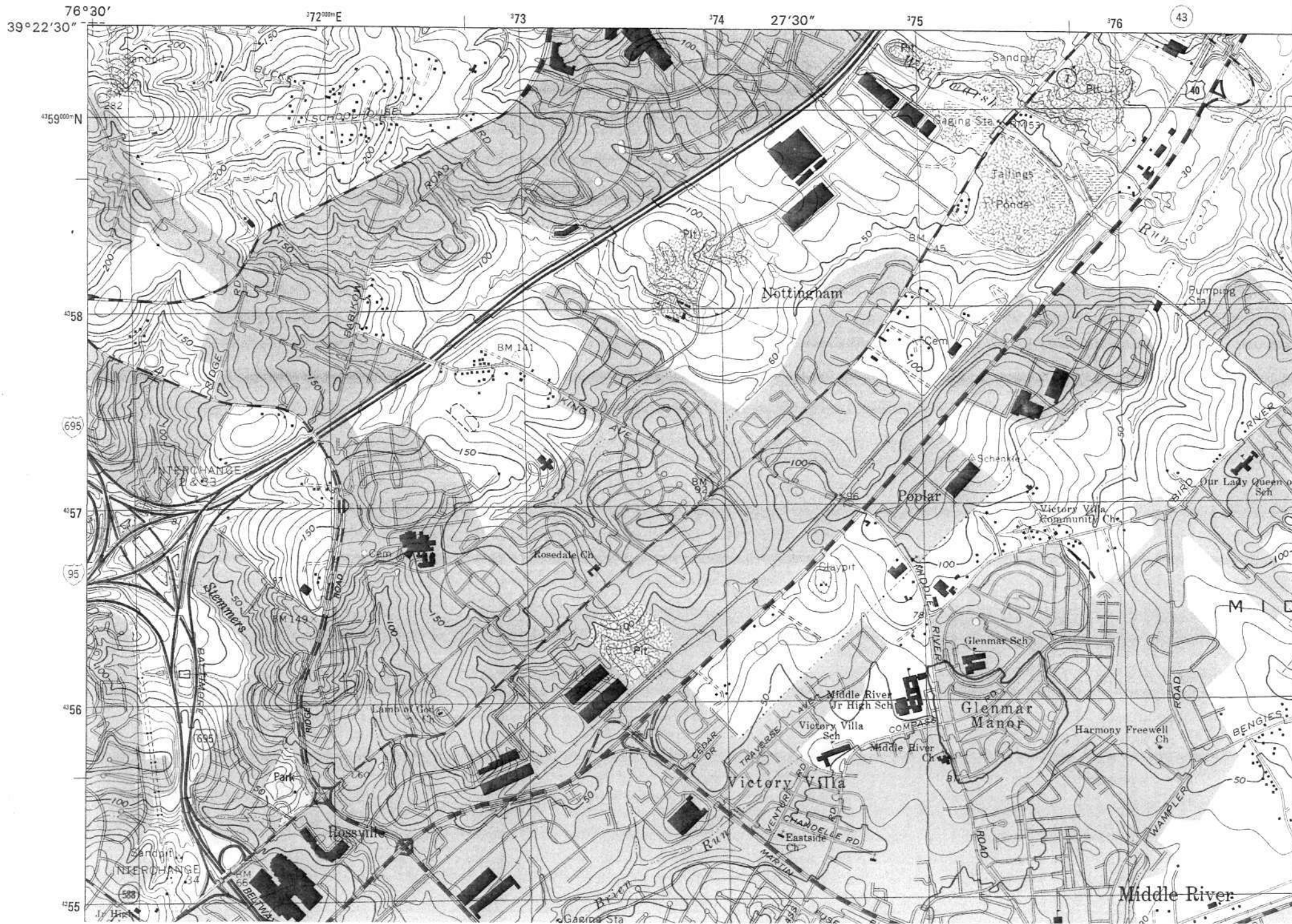
**Victory Villa
Gardens
Unit Plan
4 Maxwell Rd.
NTS**

BA-3176



Victory Villa
Gardens
Unit Plan
4 Maxwell Rd.
NTS

BA-3176





BA-3176
VICTORY VILLA GARDENS
BALTO. CO., MD
CHAS. BELFOUR
11/5/04
MD SHPO.

LOOKING W. ON
S. RANDOLPH RD.

19/20

ART-2611 <No. 20 >146
439 1717 -1 N N-4-13 (044) ©



BA-3176

VICTORY VILLA GARDENS

BALTO. CO., MD

CHAS. BELFOUR

11/5/04

MD-SHPO

LOOKING S. ON
HENDERSON RD.

2/20

ART-2611 <No. 3 >129
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BA-3176
VICTORY VILLA GARDENS
BALTO. CO., MD
CHAS BELFORE

11/5/04

MD-SHIP

LOOKING S. ON
HENDERSON RD.

3/20

ART-2611 <No. 4 >130
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BA-3176
VICTORY VILLA GARDENS

BALTO. CO., MD
CHAS. BELFORE

11/5/04

MD SHPO

LOOKING E. AT
BACK YARDS OF
HOUSES ON MAXWELL

& S. RANDOLPH RD

4/20

ART-2611 <No. 5 >131
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BA-3176
VICTORY VILLA GARDENS
BALGO. CO., MD
CHAS. BELFOUR
11/5/04
MD-SHP
Looking S. on
HENDERSON H.

5/20

ART-2611 <No. 6 >132
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BA-3176
VICTORY VILLA GARDENS
BALTO. CO., MD
CHAS. BELFORE

11/5/04

MD SHPO

LOOKING E. ON
MAXWELL RD.

6/20

ART-2611 <NO. 7>133
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BA -3176
VICTORY VILLA GARDENS
BALTO. CO., MD
CHAS. BELFOUR.

11/5/04
MD SHPO.

LOOKING N. ON
HENDERSON RD.

ART-2611 <No. 8 >134
439 1217 -1 N N-2-27 (044) ©

7/20



B# - 3176

VICTORY VILLA GARDENS

BALTO. CO., MD

CHAS. BELFOUR

11/5/04

MD SHPO.

LOOKING E. AT
SOUTHERN BOUNDARY
OF PROPERTY N. OF
COMPASS RD.

8/20

ART-2611 <No. 9 >135
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BA-3176

VICTORY VILLA GARDENS

BALGO. CO., MD

CHAS. BELFORE

11/5/04

MD SHPO

LOOKING N. ON
HENDERSON RD.

9/200

ART-2611 <No. 10 > 136
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BA-3176
VICTORY VILLA GARDENS
BALTO. CO., MD
CHAS. BELFOURE
11/5/04
MD SHPO

LOOKING E. ON
MAXWELL RD.

10/20

ART-2611 <NO.11 >137
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BA-3176
VICTORY VILLA GARDENS
BALTO. CO., MD
CHAS. BELFOURE
11/5/04
MD SHPO

Looking W. on
MAXWELL RD.

11/200

ART-2611 <No. 12 >138
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BA-3176

VICTORY VILLA GARDENS

BALTO. CO., MD

CHAS. BELFOUR

11/5/04

MD SHPO

Looking W. AT
MAXWELL & COMPASS
RDS.

12/20

ART-2611 <No. 13 >139
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BA-3176
VICTORY VILLA GARDENS
BALGO. CO., MD
CHAS. BELFOUR
11/5/04
MD SHPO

LOOKING NE. AT
CORNER OF COMPASS
& MITCHELL RDS

13/20

ART-2611 <No. 14 > 140
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BA-3176
VICTORY VILLA GARDENS
BALTO. CO., MD
CHAS. BELFORE
11/5/04

MD SHPO
LOOKING N. ON
MITCHELL &
COMPASS RDS.

14/20

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BA-3176
VICTORY VILLA GARDENS
BALTO. CO., MD
CHAS. BELFOUR

11/5/04

MD SHPO

LOOKING AT BACK YARDS
OF HOUSES ON S. RANDOLPH
& COMPASS RDS.

15/20

ART-2611 <NO. 16 > 142
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BA-3176
VICTORY VILLA GARDENS
BALTO. CO. MD
CHAS. BELFOUR
11/5/04
MD SHPO

ART-2611 <No. 22 >148
439 1717 -1 N N-2 01 (044)0

BACK YARDS OF
HOUSES ON S. RANDOLPH
& MAXWELL RDS. LOOKING
E.
16/20



BA-3176
VICTORY VILLA GARDENS
BALFO.CO.MD
CHAS. BELFOURE
11/5/04
MD SHPO

ART-2611 <No. 3A>003
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CRAWL SPACE OF
ORIGINAL BLDG.
ON W. MIDLAND

17/20



BA-3176
VICTORY VILLA GARDENS
BALTO CO. MD.
CHAS. BELFOURE
11/5/04
MD SHPO

ART-2611 <No. 1A>001
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CRAWL SPACE OF
ORIGINAL BLDG.
ON W. MIDLAND

18/20



BA-3176
VICTORY VILLA GARDENS
BALTO. CO. MD.
CHAS. BELFOUR

11/5/04

MD SHPO

REAR VIEW OF
ORIGINAL BLDG.
ON MITCHELL

1/9/20

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BA-3176

VICTORY VILLA GARDENS

BALTO. CO. MD

CHAS. BELFOUR

11/5/04

MD SHPO

SIDE VIEW OF
ORIGINAL BLDG.
ON MITCHELL

20/20

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